

00535993/knm



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

PNC BANK, NATIONAL ASSOCIATION,  
SBM NATIONAL CITY MORTGAGE, A  
DIVISION OF NATIONAL CITY BANK, its  
successors in interest and/or assigns

vs.

UNKNOWN HEIRS AND DEVISEES OF  
HENRY J. LEE; THEODORE JAMES LEE;  
MARY L. TURNER; RIVER END ESTATES  
HOMEOWNERS ASSOCIATION;  
WASHINGTON STATE DEPARTMENT OF  
SOCIAL AND HEALTH SERVICES;  
Occupants of the Premises; and any persons or  
parties claiming to have any right, title, estate,  
lien or interest in the real property described in  
the complaint

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR  
OF SALE OF REAL PROPERTY**

CAUSE #: 12-2-26275-6 SEA

JUDGMENT RENDERED ON: 07/21/2014  
WRIT FOR ORDER OF SALE ISSUED: 08/11/2014  
DATE OF LEVY: 08/22/2014

TO: UNKNOWN HEIRS AND DEVISEES OF HENRY J. LEE; RIVER END ESTATES  
HOMEOWNERS ASSOCIATION; WASHINGTON STATE DEPARTMENT OF SOCIAL AND  
HEALTH SERVICES; OCCUPANTS OF THE PREMISES; AND ANY PERSONS OR PARTIES  
CLAIMING TO HAVE ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL  
PROPERTY DESCRIBED IN THE COMPLAINT, (IN REM) JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF  
KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S)  
IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED  
ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**1559 EIGHTH STREET NE, #B, AUBURN, WA 98002**

UNIT 7B, RIVERS END ESTATES, A CONDOMINIUM RECORDED IN VOLUME 51 OF  
CONDOMINIUMS, PAGE 60 THROUGH 63, ACCORDING TO THE DECLARATION THEREOF,  
RECORDED UNDER KING COUNTY RECORDING NO. 8102180787 AND ANY AMENDMENTS  
THERE TO, RECORDS OF KING COUNTY AUDITOR; SITUATE IN THE CITY OF AUBURN,  
COUNTY OF KING, STATE OF WASHINGTON

THE TAX ACCOUNT NUMBER IS 7333000060

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: OCTOBER 10, 2014**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT  
OF **\$210,493.04** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR  
THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

---

King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

---

THIS PROPERTY IS SUBJECT TO:

- ☒ 1. **NO REDEMPTION RIGHTS FOLLOWING SALE.**  
☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .  
☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON , THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
(206) 263-2600

ATTORNEY:  
RCO LEGAL, P.S.  
13555 SE 36TH STREET  
SUITE 300  
BELLEVUE, WA 98006  
(425) 458-2121